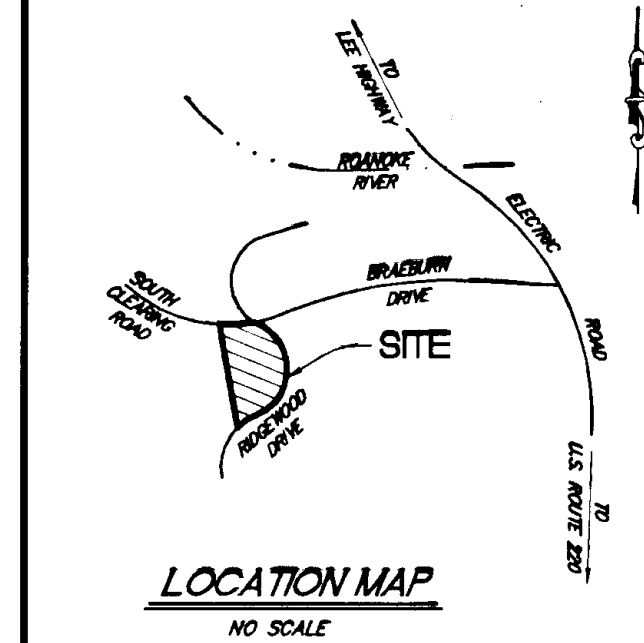


LEGEND	
	LIMITED COMMON AREA
	ORIENTATION FOR PLAN VIEW
	NUMBER OF PARKING SPACES
	EXISTING PLAT BOOK
	DEED BOOK
	PAGE
	RIGHT-OF-WAY
	DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT
	WATER LINE EASEMENT
	SANITARY SEWER EASEMENT
	MINIMUM BUILDING LINE



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	250.82'	315.00'	132.48'	244.24'	N80°31'09"E	45°37'18"
C-2	37.28'	20.00'	26.93'	32.11'	S69°45'48"E	106°47'35"
C-3	318.40'	212.91'	197.44'	289.55'	S26°28'30"W	85°41'00"
C-4	179.10'	262.91'	93.18'	175.65'	S49°48'05"W	39°01'50"
C-5	84.35'	315.00'	42.43'	84.10'	S84°20'29"E	15°20'35"
C-6	166.47'	315.00'	85.23'	164.54'	N72°50'52"E	30°16'43"
C-7	68.35'	262.91'	34.37'	68.16'	S61°52'06"W	14°53'47"
C-8	110.74'	262.91'	56.21'	109.93'	S42°21'11"W	24°08'03"

GENERAL NOTES:

- 1) THIS PROPERTY AS SHOWN HEREON DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510141 0043 D, MAP #51161C0043 D DATED OCTOBER 15, 1993. "ZONE X"
- 2) FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2.
- 3) THE PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, CONDITIONS, AND RIGHTS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND BY LAWS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
- 5) LEGAL REFERENCE: TRACT 2, P.B. 5, PG. 111, PROPERTY OF VAUGHN & JAMISON, LLC, AND PHASE 12 "RIDGEWOOD FARM CONDOMINIUM" (P.B. 6, PG. 4).
- 6) THIS PLAT IS FOR COMPLETION OF BUILDINGS #1 AND #2 ONLY.
- 7) PHASE 12 "RIDGEWOOD FARM CONDOMINIUM" - BUILDING #3 - P.B. 8, PG. 11

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON June 9, 2000 AT 2:40 O'CLOCK P.M.

TESTEE: CHANCE CRAWFORD

Deputy Clerk
DEPUTY CLERK

PLAT OF PHASE 12 "RIDGEWOOD FARM CONDOMINIUM"

PROPERTY OF
VAUGHN & JAMISON, LLC

SITUATE ON TRACT 2 (P.B. 5, PG. 111)

CITY OF SALEM, VIRGINIA

SCALE: 1" = 30' DATE: 9 JUNE 2000

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. #98-278C
SHEET 1 OF 2

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 2 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "PHASE 12, RIDGEWOOD FARM CONDOMINIUM", RECORDED AMONG THE LAND RECORDS OF THE CITY OF SALEM, VIRGINIA IN D.B. _____ PAGE _____ AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF 3 BUILDINGS CONTAINING A TOTAL OF 12 UNITS AND FURTHER THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 (c) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, I.E., "THE DECLARATION OF CONDOMINIUM ACT".

I FURTHER CERTIFY THAT THE LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS OTHERWISE NOTED. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "PHASE 12, RIDGEWOOD FARM CONDOMINIUM", IS 1.725 ACRES INCLUDING 0.642 ACRES OF EXPANDABLE LAND.

Vincent K. Lumsden
VINCENT K. LUMSDEN, L.S. No. 14288

June 8, 2000
DATE

